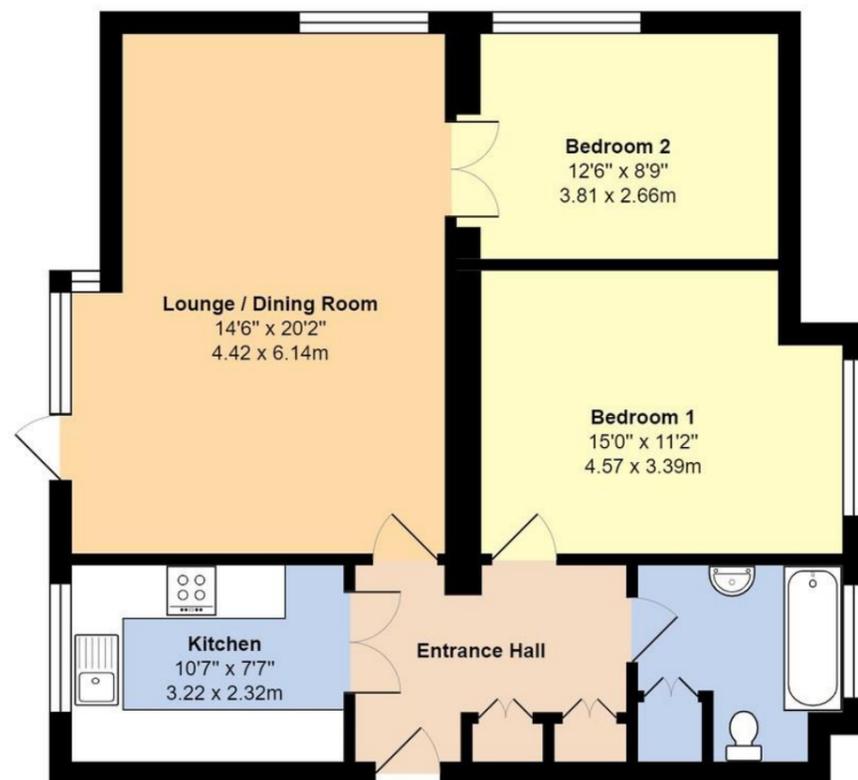


# Shirlands Court, Sea Avenue, Rustington, BN16 2AH

Guide Price £275,000



Total Area: 845 ft<sup>2</sup> ... 78.5 m<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for error, omission or mis-statement.  
This plan is for illustrative purposes only and should be used as such by any prospective purchaser.  
Created by Jtm 2022



**Tenure: Leasehold, 189 Years From 1969**  
**(approximately 136 years remaining)**

**Service Charge: £732.26 half yearly**

**Ground Rent: Peppercorn**

**Council Tax Band – C**

**Energy Efficiency Rating: D (67)**

NOTE - For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.



Rustington Office  
01903 770095  
www.glyn-jones.com



An opportunity to purchase a superb purpose built GROUND FLOOR apartment offering bright and spacious accommodation. Located to the Southerly side of the development adjoining the Sea Estate, on one of Rustington's most desirable tree lined roads.

The accommodation includes; two double bedrooms, a spacious double aspect lounge/dining room offering access to communal gardens. A superb kitchen, refitted with a range of modern white units and incorporating some integral appliances and a spacious bathroom.

Well maintained communal gardens surround the development. A garage can be found in a compound located at the rear of the block.

Further features include; gas heating, double glazing, and security entryphone system.

# Shirlands Court, Sea Avenue, Rustington, BN16 2AH

Guide Price £275,000



Shirlands Court is favourably located on the edge of Rustington's Sea Estate, approximately mid-distance between Rustington's comprehensive village centre, providing excellent local shopping and Angmering mainline railway station, both within less than a mile. There is a both a dentist and doctor's surgery close by, and Rustington Village offers most amenities, including; library, churches and comprehensive shops, including Waitrose and a wide range of specialist retailers, coffee shops and restaurants. The seafront can be found within half a mile, providing pleasant walks along the greensward with cafes and amenities in either direction at Littlehampton and East Preston



*Superb ground floor apartment benefitting from direct access onto well maintained communal gardens*

